

Local Market Update through February 2023

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

- 21.5%

Year-Over-Year Change in New Listings

- 20.9%

Year-Over-Year Change in Closed Sales

- 5.8%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 2-2022	Thru 2-2023	+ / -	Thru 2-2022	Thru 2-2023	+ / -
New Listings	107	84	- 21.5%	87	64	- 26.4%
Pending Sales	82	58	- 29.3%	59	43	- 27.1%
Closed Sales	86	68	- 20.9%	63	40	- 36.5%
Lowest Sale Price*	\$230,000	\$211,000	- 8.3%	\$230,000	\$250,000	+ 8.7%
Median Sales Price*	\$672,500	\$633,556	- 5.8%	\$678,888	\$612,500	- 9.8%
Highest Sale Price*	\$2,195,000	\$1,650,000	- 24.8%	\$1,760,000	\$1,650,000	- 6.3%
Percent of Original List Price Received*	97.0%	94.0%	- 3.2%	96.7%	93.2%	- 3.6%
Inventory of Homes for Sale	119	100	- 16.0%	--	--	--
Months Supply of Inventory	3.5	3.8	+ 7.8%	--	--	--

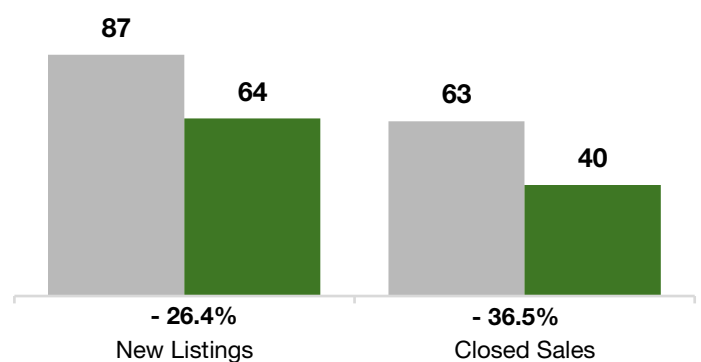
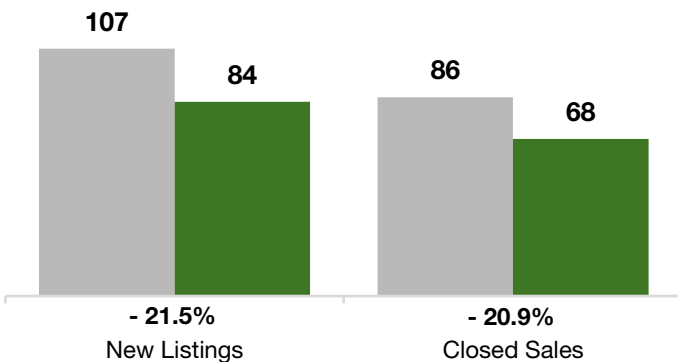
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 2-2022
■ Thru 2-2023

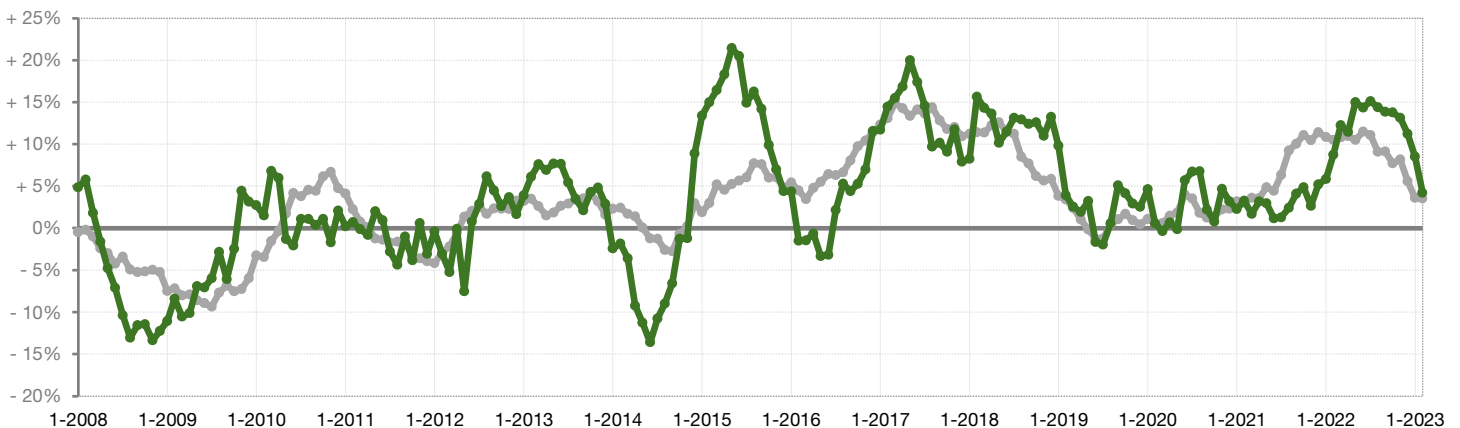
Year to Date

■ Thru 2-2022
■ Thru 2-2023



Change in Median Sold Price from Prior Year (6-Month Average)**

All MLS —
East Shore —



**Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of March 7, 2023. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2023 ShowingTime.